

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES & LETTINGS



NANT FAWR COURT
CYNCOED



Nant Fawr Court-4 Heol Esgyn, Cyncoed, CRF

Main Building: Total Interior Area: 4966.08 sq ft

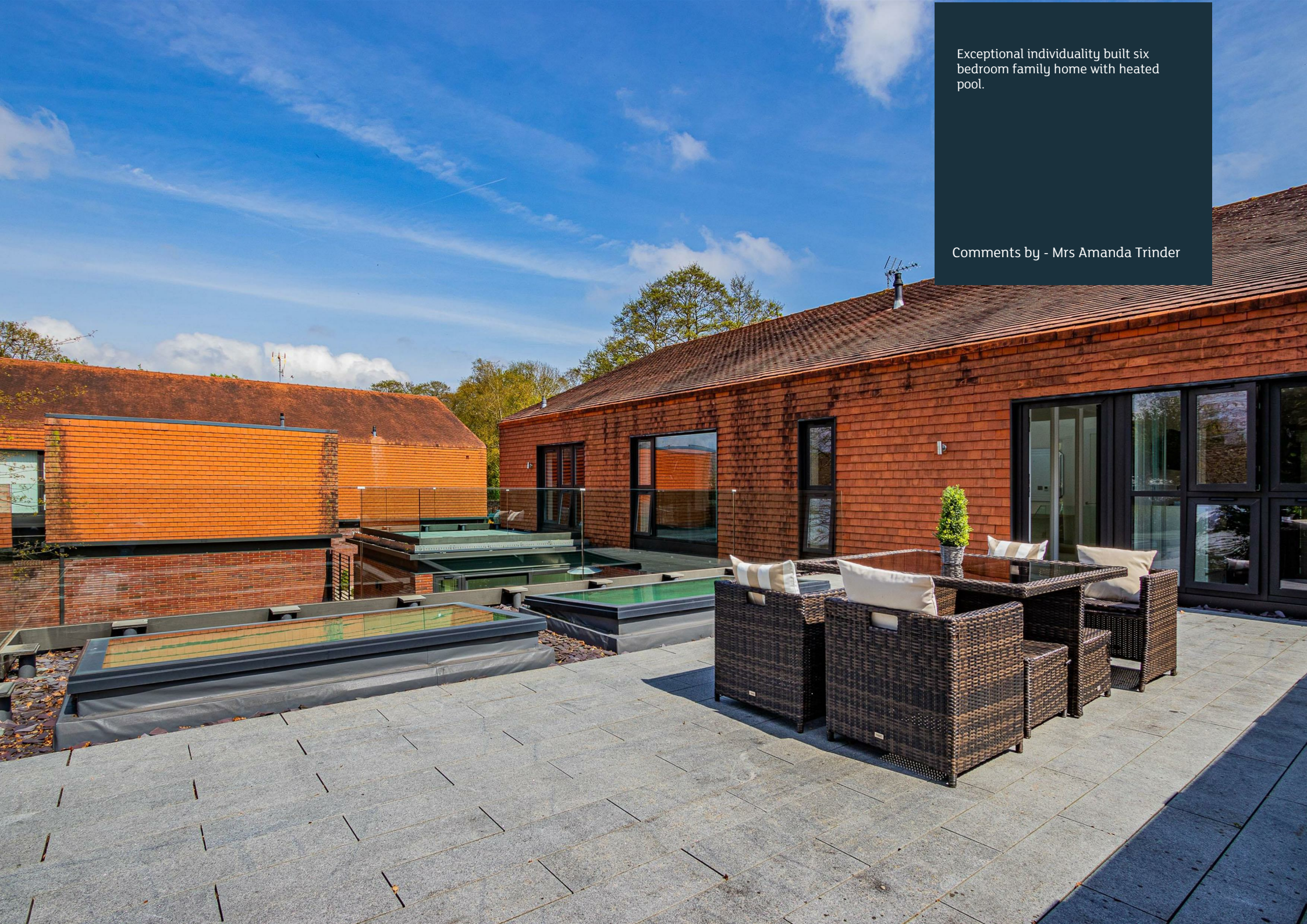


0 10 20
ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

Exceptional individuality built six bedroom family home with heated pool.

Comments by - Mrs Amanda Trinder



NANT FAWR COURT

CYNCOED, CF23 6JY - ASKING PRICE £1,799,950



6 Bedroom(s)



4 Bathroom(s)



4981.88 sq ft

Jeffrey Ross are proud to bring to the market this exceptional family home set over approx 6,200 SQFT (inc. double garage). This unique home is located in the sought after area of Cyncoed nicely positioned next to the Nant Fawr woodland walk and briefly comprises of impressive entrance hallway into open plan Kitchen / diner / day room, family room, snug, utility room, double garage and pool room. to the ground floor. To the first floor there are five bedrooms, three with en-suite and a family bathroom with the master bedroom also benefiting from walk in wardrobe. The House is set in a leafy woodland with a brook running alongside the boundaries. further benefits from beautifully maintained gardens surrounding the property and a driveway parking for six vehicles.

Take an interactive walk around our Virtual tour that allows you to space plan for furniture as well as our marketing video.

https://youriguide.com/nant_fawr_court_4_heol_esgyn_cyncoed_crf_gb

PROPERTY SPECIALIST

Mrs Amanda Trinder
amanda@jeffreyross.co.uk
Senior valuer





Open plan Dining Room
8.41m' x 5.18m (27'7" x 17')

Kitchen Area
5.59m x 4.77m (18'4" x 15'7")

Living Room Area
5.34m x 3.45m (17'6" x 11'3")

Family Room
7.01m x 5.59m' (23' x 18'4')

Snug
3.98m x 3.95m (13'0" x 12'11")

Ground Floor W.C

Utility Room
4.08m x 2.04m (13'4" x 6'8")

Pool Room
6.20m x 13.50m (20'4" x 44'3")

Shower Room
2.02m x 1.98m (6'7" x 6'5")

Double Garage
5.10m x 5.65m (16'8" x 18'6")

First Floor Landing

Bedroom One
5.36m x 4.5m (17'7" x 14'9")

En-Suite

Bedroom Two
4.39m x 5.34m (14'4" x 17'6")

En-Suite
1.44m x 2.99m (4'8" x 9'9")

Bedroom Three
3.24m x 3.44m (10'7" x 11'3")

En- Suite
1.20m x 3.20m (3'11" x 10'5")

Bedroom Four
3.37m x 3.24m (11'0" x 10'7")

Bedroom Five / Study
3.39m x 2.18m (11'1" x 7'1")

Bedroom Six / Loft Room
8.68m x 3.67m (28'5" x 12'0")

Garden

Drive
Off Road parking for 6 cars

Council Tax
Band I

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Additional information
This stunning property was individually built by the current owners in 2009, its set in a leafy sounding with a stream nestling at the edge of the grounds, the gardens are placed nicely around the property allowing different ares to sit / dine and enjoy the sun all day. The property additionally benefits from Underfloor heating on the ground and first floors, modern integrated kitchen appliances, mood lighting, heated swimming pool with air conditioning and ventilation system, surround sound music system, video gate entry system, double garage and six car drive.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 